

FINAL

551-761

19-5412

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QUITCLAIM DEED

THIS DEED, made and entered into by and between MISSOURI PACIFIC RAILROAD COMPANY, a Delaware corporation, herein called "Grantor", and CURTIS ANDERSON and RUTH ANN ANDERSON, husband and wife, as joint tenants and not as tenants in common, and to the survivor of them, and to the heirs and assigns of such survivor, forever, addressed at P.O. Box 549, Hope, Arkansas 71801, herein called "Grantees", WITNESSETH:

That the Grantor, for and in consideration of Ten Dollars (\$10.00), and other good and valuable consideration, paid by Grantees to Grantor, receipt of which is hereby acknowledged, does by these presents Remise, Release and forever QUITCLAIM unto the Grantees, their heirs and assigns, all of said Grantor's right, title and interest in and to the following described parcel of land located in Hope, Hempstead County, Arkansas, described in Exhibit A, attached hereto and hereby made a part hereof.

TO HAVE AND TO HOLD the same, together with all rights and appurtenances to the same belonging, unto Grantees, their heirs and assigns forever.

Grantor, Federal ID No. 43-1118635, is not a foreign corporation and withholding of Federal Income Tax from the amount realized will not be made by Grantees. An Affidavit and Certification prepared in conformance with IRS regulations under Section 1445 of the Internal Revenue Code is attached as Exhibit B.

IN WITNESS WHEREOF, Grantor has caused this instrument to be executed by its Attorney-in-Fact the 6th day of MAY, 1987.

MISSOURI PACIFIC RAILROAD
COMPANY

By [Signature]
Its Attorney-in-Fact

This instrument prepared by:

Christine M. Smith
302 South 36th Street
Omaha, Nebraska 68131
Maitz, Wilson, Walker & Skirt

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551. 762

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this 6th day of MAY, 1987, before me, a Notary Public in and for said County in the State afore-said, personally appeared L. E. OLSON, to me personally known, and to me personally known to be Vice President of Missouri Improvement Company, and to be the person whose name is subscribed to the foregoing instrument as Attorney-in-Fact for Missouri Pacific Railroad Company and acknowledged to me that he subscribed the name of Missouri Pacific Railroad Company thereto as principal, and his own name as Attorney-in-Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

My commission expires 10-9-90.

L. L. Burnside
Notary Public

Residing at:

Omaha, NE

(SEAL)



551. 762

551- 763

A parcel of land situate in the Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$) of Section 28, Township 12 South, Range 24 West of the Fifth Principal Meridian, Town of Hope, Hempstead County, Arkansas, bounded and described as follows:

Commencing at the northwest corner of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$);

thence along the north line of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), South 89 degrees 56 minutes 41 seconds East, 184.93 feet to a point on the northeasterly right-of-way line of North Main Street, said point being the northwest corner of a parcel of land as conveyed by Farmers' Union Warehouse Company to Missouri Pacific Railroad Company, by Warranty Deed dated August 19, 1926, recorded October 4, 1926, in Book 114, Page 327, Deed Records of said County, said point also being the TRUE POINT OF BEGINNING;

thence continuing along said north line and along the north line of said conveyed parcel, South 89 degrees 56 minutes 41 seconds East, 372.29 feet to a point 50.0 feet normally distant southwesterly from the centerline of the main track of said Railroad;

thence parallel with said centerline, South 17 degrees 32 minutes 10 seconds East, 350.10 feet to a point on the north-south centerline of said Northeast Quarter of the Southwest Quarter (NE $\frac{1}{4}$ SW $\frac{1}{4}$), said point being on the easterly line of said conveyed parcel;

thence along the boundary of said conveyed parcel, the following five (5) courses:

- 1) along said north-south centerline, South 0 degrees 03 minutes 19 seconds West, 21.21 feet;
- 2) North 47 degrees 36 minutes 17 seconds West, 380.15 feet to a point on the northeasterly line of an alley in Block 8, Ethridge Addition to said Town;
- 3) along said northeasterly line, North 17 degrees 32 minutes 10 seconds West, 16.0 feet;
- 4) along the northwesterly line of said alley, South 72 degrees 27 minutes 50 seconds West, 158.00 feet to a point on said northeasterly right-of-way line of North Main Street;
- 5) along said right-of-way line, North 17 degrees 32 minutes 10 seconds West, 137.84 feet to the TRUE POINT OF BEGINNING.

Said parcel contains an area 1.50 acres, more or less.

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TRANSFEROR'S AFFIDAVIT AND CERTIFICATION
OF NON-FOREIGN STATUS

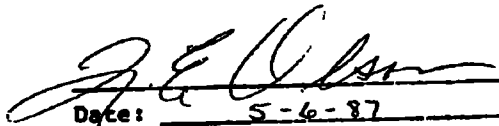
Furnished in Accordance with
Section 1445(b)(2) of The Internal Revenue Code

I, L.E. OLSON, Attorney-in-Fact
for MISSOURI PACIFIC RAILROAD COMPANY, hereby certify the
following:

1. MISSOURI PACIFIC RAILROAD COMPANY is not a
nonresident alien for purposes of U. S.
income taxation;
2. MISSOURI PACIFIC RAILROAD COMPANY's U. S.
taxpayer identifying number is 43-1118635;
and
3. Its business address is 345 Park Avenue,
New York, New York 10154..

MISSOURI PACIFIC RAILROAD COMPANY understands
that this certification may be disclosed to the Internal
Revenue Service by the transferee and that any false state-
ment made here could be punished by fine, imprisonment, or
both.

Under penalties of perjury I declare that I have
examined this certification and to the best of my knowledge
and belief it is true, correct, and complete.


Date: 5-6-87

STATE OF NEBRASKA)
) ss:
COUNTY OF DOUGLAS)

On this 6th day of MAY, 1987, before
me, a Notary Public in and for said County in the State afore-
said, personally appeared L.E. OLSON, to me personally
known, and to me personally known to be Vice President
of Missouri Improvement Company, and to be the person whose

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name is subscribed to the foregoing instrument as Attorney-in-Fact for Missouri Pacific Railroad Company and acknowledged to me that he subscribed the name of Missouri Pacific Railroad Company thereto as principal, and his own name as Attorney-in-Fact.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

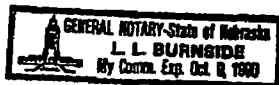
My commission expires 10-9-90.

L. L. Burnside
Notary Public

Residing at:

Omaha, NE

(SEAL)



FILED
1987 NOV -5 P 2:29
CIRCUIT CLERK
CAROLYN NEEL
HEMPSTEAD COUNTY, ARK.

CERTIFICATE OF RECORD

STATE OF ARKANSAS.

County of Hempstead

} SS.

I, Carolyn Neel Clerk of the Circuit Court and Ex-Officio Recorder for the County aforesaid, do hereby certify that the annexed and foregoing instrument of writing was filed for record in my office on the 5th day of November A. D. 19 87 at 2:29 o'clock P. M., and the same is now duly recorded, with the acknowledgment and certificate thereon, in Record Book, Vol 551 Page 761.

IN TESTIMONY WHEREOF, I have hereunto set my hand and affixed the seal of said Court this 5th day of November A. D. 19 87

CAROLYN NEEL Clerk.
By Phyllis J. Seatz Deputy Clerk.

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